

170.B

0001

0104.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

545,100 / 545,100

USE VALUE:

545,100 / 545,100

ASSESSED:

545,100 / 545,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	104
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Owner 1: LENZI LAWRENCE B

Owner 2: MCINTYRE DAVID

Owner 3:

Street 1: 81 LEROY AVE

Street 2:

Twn/City: WARWICK

St/Prov: RI Cntry: Own Occ: Y

Postal: 02889 Type:

PREVIOUS OWNER

Owner 1: LENZI LAWRENCE -

Owner 2: -

Street 1: 81 LEROY AVE

Twn/City: WARWICK

St/Prov: RI Cntry:

Postal: 02889

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1370 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	545,100			545,100		143605
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

Source: Market Adj Cost Total Value per SQ unit /Card: 397.88 /Parcel: 397.88

Entered Lot Size Total Land: Land Unit Type:

!13190!

PRIOR ID # 1:	143605
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	12/30/21 16:22:42
PRIOR ID # 2:	
PRIOR ID # 3:	
LAST REV DATE	
DATE	
TIME	
mmcmakin	
13190	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID: 170.B-0001-0104.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	545,100	0	.	545,100		Year end	12/23/2021	
2021	102	FV	537,300	0	.	537,300		Year End Roll	12/10/2020	
2020	102	FV	521,800	0	.	521,800	521,800	Year End Roll	12/18/2019	
2019	102	FV	513,500	0	.	513,500	513,500	Year End Roll	1/3/2019	
2018	102	FV	422,800	0	.	422,800	422,800	Year End Roll	12/20/2017	
2017	102	FV	367,400	0	.	367,400	367,400	Year End Roll	1/3/2017	
2016	102	FV	367,400	0	.	367,400	367,400	Year End	1/4/2016	
2015	102	FV	342,600	0	.	342,600	342,600	Year End Roll	12/11/2014	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENZI LAWRENCE,	72751-385	1	6/12/2019	Family		1	No	No	
MONTANA DAVID J	26571-315		8/9/1996		148,000	No	No	Richard Procaccini dod 3/2/2019	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/30/2019		Mail Update							JO	Jenny O		
5/22/2018		Measured							DGM	D Mann		
5/6/2000									197	PATRIOT		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK:18059 PG:592, Building Number 1.														
Sty Ht: 1	- 1 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																	
Prime Wall: 7	- Brick			A HBth:	Rating:																	
Sec Wall:				OthrFix:	Rating:																	
Roof Struct: 2	- Hip			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																	
Color: BRICK				A Kits:	Rating:																	
View / Desir: N	- NONE			Frl: 0	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																		
Year Blt: 1984	Eff Yr Blt:			Location: F	- Front																	
Alt LUC:	Alt %:			Total Units:																		
Jurisdict:	Fact: .			Floor: G	- Ground Floor																	
Const Mod:				% Own: 2.039999962																		
Lump Sum Adj:				Name: 29 - 6044																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	16. %			Exterior:				No Unit	RMS	BRS	FL							
Prim Int Wal	1 - Drywall			Functional:				Interior:				1	4	2	0							
Sec Int Wall:				Economic:				Additions:														
Partition: T	- Typical			Special:				Kitchen:														
Prim Floors: 4	- Carpet			Override:				Baths:														
Sec Floors:				Total:	16.8 %			Plumbing:														
Bsmnt Flr:				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 325.00				Heating:														
Bsmnt Gar:				Size Adj.: 0.93795621				General:														
Electric: 3	- Typical			Const Adj.: 0.99740016				COMPARABLE SALES				SUB AREA										
Insulation: 2	- Typical			Adj \$ / SQ: 304.043				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL									
Int vs Ext: S				Other Features: 32980									Code	Description	Area - SQ	Rate - AV	Undepr Value					
Heat Fuel: 3	- Electric			Grade Factor: 1.10									GLA	Gross Liv Ar	1,370	304.040	416,539					
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.32500005									Sub Area	% Usbl	Descrip	% Type	Qu # Ten					
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC: 100			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 655174				WtAv\$/SQ:	AvRate:	Ind.Val												
% Com Wal	% Sprinkled			Depreciation: 110069				Juris. Factor:		Before Depr:	443.14											
				Depreciated Total: 545104				Special Features: 0		Val/Su Net:	397.88											
								Final Total: 545100		Val/Su SzAd:	397.88											
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0104.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:									Total:								